



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

July 20, 1981

Mr. Charles E. Fick
George William Stephens, Jr.
and Associates, Inc.
303 Allegheny Avenue
P. O. Box 6828
Towson, Maryland 21204

RE: Xtra Corporation Site Expansion
(Case No. 66-96-X and
Case No. 80-9-X)
Three Acres Old North Point Road -
15th Election District

Dear Mr. Fick:

Reference is made to your letter of May 13, 1981, requesting verification that the remaining three acres of the overall tract granted a Special Exception by Case No. 66-96-X can be expanded in accordance with the same criteria set forth in Case No. 80-9-X.

Please be advised that I have discussed this matter with Mr. William E. Hammond, the Zoning Commissioner, and we are both of the opinion that the remaining three acres can be considered for expansion in the same manner as the two acre expansion petitioned for by Case No. 80-9-X.

If you have any additional questions or if I can be of any further assistance in this matter, please do not hesitate to contact me.

Very truly yours,

JAMES E. DYER
Zoning Supervisor

JED:nr

cc: Mr. William E. Hammond
Zoning Commissioner

Mrs. Jean M. H. Jung
Deputy Zoning Commissioner

Case No. 80-9-X
✓ Case No. 66-96-X

LAW OFFICES
CARDIN and WEINSTEIN, P. A.
6615 REISTERSTOWN ROAD SUITE 301
BALTIMORE, MARYLAND 21215 (301) 358-7411

TOWSON, MD. OFFICE
40 W. CHESAPEAKE AVE.
SUITE 500
TOWSON, MD. 21204
(301) 337-7603

WASHINGTON, D.C. OFFICE
1025 CONNECTICUT AVE., N.W.
SUITE 911
WASHINGTON, D.C. 20036
(202) 466-8010

DECEMBER 4, 1980

COUNTY BOARD OF APPEALS
ROOM 219 COURT HOUSE
TOWSON, MARYLAND 21204

RE: CASE NO. 80-9-X
SOUTHWEST SIDE OF NORTH POINT ROAD
X-L CO., INC.
GRANKE PROPERTIES

GENTLEMEN:

PLEASE EXCUSE MY DELAY IN GETTING BACK TO YOU REGARDING THE ABOVE CAPTIONED CASE, BUT I HAVE HAD DIFFICULTY CONTACTING MY CLIENT IN BOSTON.

THE PURPOSE OF THIS LETTER IS TO ADVISE YOU OF THE LANGUAGE TO BE INCORPORATED IN YOUR ORDER IN THE ABOVE CAPTIONED CASE.

THE PETITIONERS HAVE APPEALED THE ZONING COMMISSIONER'S ORDER AND, SPECIFICALLY, PARAGRAPHS 4 AND 6 APPEARING ON THE LAST PAGE OF HIS ORDER, DATED FEBRUARY 6, 1980. THE LANGUAGE OF PARAGRAPH 4 SHOULD BE CHANGED AND INCORPORATED IN THE BOARD'S ORDER AS FOLLOWS:

THAT THERE WILL BE ESTABLISHED A 25 FOOT SETBACK FROM THE PROPERTY LINE ALONG NORTH POINT ROAD, WHEREIN NO STACKING OF CONTAINERS SHALL OCCUR.

THAT THERE WILL BE ESTABLISHED A 30 FOOT SETBACK FROM THE PROPERTY LINE ALONG THE SOUTH SIDE OF THE PROPERTY, WHEREIN NO STACKING OF CONTAINERS SHALL OCCUR.

THAT THERE WILL BE ESTABLISHED A 20 FOOT SETBACK FROM THE PROPERTY LINE ON THE REMAINING PERIMETER WHEREIN STACKING OF CONTAINERS SHALL BE ALLOWED TO A HEIGHT OF 17 FEET.

IN ALL OTHER AREAS, STACKING OF CONTAINERS SHALL BE ALLOWED TO A HEIGHT OF 26 FEET.

THE LANGUAGE OF PARAGRAPH 6 SHOULD BE CHANGED TO READ THAT THE PICKUP AND DELIVERY OF CONTAINERS, CHASSIS, AND TRAILERS, SHALL OCCUR BETWEEN THE HOURS OF 8:00 A.M. AND 6:00 P.M.

JEROME S. CARDIN
WILLIAM I. WEINSTEIN
LAWRENCE K. GINSBERG
HOWARD C. WEINSTEIN
DAVID A. KUNTZ

ARNOLD FLEISCHMANN
MARK B. SANDOROUNSKI
JACOB L. CARDIN
OF COUNSEL
TOWSON, D.C. BAR

Cardin and Weinstein, P.A.

COUNTY BOARD OF APPEALS
DECEMBER 4, 1980
PAGE 2

FURTHER, THAT ONLY REPAIRS OF A MINOR NATURE SHALL BE PERFORMED AT THE FACILITY.

THANKING YOU FOR YOUR CONTINUING COOPERATION IN THIS MATTER, AND AWAITING YOUR FINAL ORDER, I AM,

VERY TRULY YOURS,

LAWRENCE K. GINSBERG
ATTORNEY FOR PETITIONERS

LKG/ER
CC: PETER N. ZIMMERMAN, ESQUIRE
DEPUTY PEOPLE'S COUNSEL

RECEIVED
BALTIMORE COUNTY
DEC 4 3 40 PM '80
COUNCIL CHAMBERS
BY

LAW OFFICES
CARDIN and WEINSTEIN, P. A.
6615 REISTERSTOWN ROAD SUITE 301
BALTIMORE, MARYLAND 21215 (301) 358-7411

TOWSON, MD. OFFICE
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(301) 337-7603

WASHINGTON, D.C. OFFICE
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SUITE 911
WASHINGTON, D.C. 20036
(202) 466-8010

JANUARY 19, 1981

COUNTY BOARD OF APPEALS
ROOM 219 COURT HOUSE
TOWSON, MARYLAND 21204

RE: CASE NO. 80-9-X
SOUTHWEST SIDE OF NORTH POINT
X-L CO., INC. AND GRANKE PROPERTIES
PETITIONERS

GENTLEMEN:

I HAVE HAD NUMEROUS INQUIRIES FROM MY CLIENTS REGARDING WHEN A FINAL OPINION IS TO BE RENDERED IN THE ABOVE CAPTIONED CASE. IT HAS BEEN SOME TIME SINCE ALL REQUESTED INFORMATION HAS BEEN FORWARDED TO THE BOARD.

I WOULD APPRECIATE YOUR ADVISING THE STATUS OF THE OPINION AND WHEN THE FINAL ORDER CAN BE EXPECTED.

IF THERE IS ANYTHING FURTHER THAT I MIGHT DO TO EXPEDITE THIS MATTER, PLEASE DO NOT HESITATE TO CONTACT ME.

THANKING YOU FOR YOUR IMMEDIATE ATTENTION AND CONTINUING COOPERATION IN THIS MATTER, I AM,

VERY TRULY YOURS,

LAWRENCE K. GINSBERG
ATTORNEY FOR PETITIONERS

LKG/ER
CC: MR. DENNIS BAKER
X-L CO., INC.

JEROME S. CARDIN
WILLIAM I. WEINSTEIN
LAWRENCE K. GINSBERG
HOWARD C. WEINSTEIN
DAVID A. KUNTZ

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DECEMBER 4, 1980

COUNTY BOARD OF APPEALS
ROOM 219 COURT HOUSE
TOWSON, MARYLAND 21204

RE: CASE NO. 80-9-X
SOUTHWEST SIDE OF NORTH POINT ROAD
X-L CO., INC.
GRANKE PROPERTIES

GENTLEMEN:

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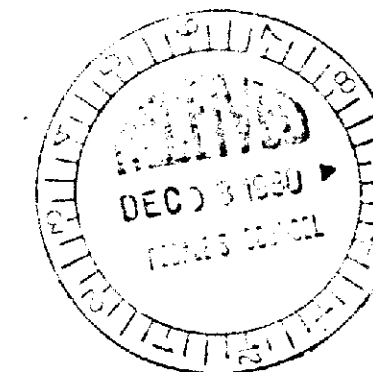
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Cardin and Weinstein, P.A.

COUNTY BOARD OF APPEALS
DECEMBER 4, 1980
PAGE 2

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VERY TRULY YOURS,

LAWRENCE K. GINSBERG
ATTORNEY FOR PETITIONERS

LKG/ER
CC: PETER N. ZIMMERMAN, ESQUIRE
DEPUTY PEOPLE'S COUNSEL

RECEIVED
DEC 5 1980

EVANS
& GEORGE

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204

Description to Accompany Zoning Petition for
Special Exception to Amend Approved Plans for
Existing Truck Terminal to Include Expansion of
Site Area and Addition to Existing Office Building
Xtra Corporation-4035 Old North Point Road

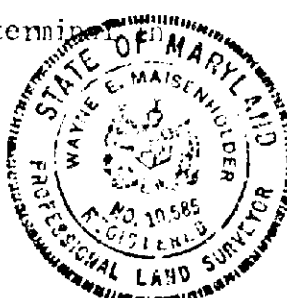
February 13, 1980

Beginning for the same at the end of the two following courses viz:
first, commencing at a point on the southwest side of Old North Point Road
40 feet wide, said point being the southeast side of Battle Grove Road 40 feet
wide and running thence along the southwest side of Old North Point Road south-
easterly 446 feet more or less and second, leaving said road south 66° 09' 41"
West 289 feet more or less to said place of beginning, running thence the two
following courses viz: (1) South 47° 39' 55" East 614.13 feet and (2) North
50° 57' 20" East 186.22 feet to the southwest side of Old North Point Road,
thence binding thereon (3) South 39° 02' 40" East 93.75 feet, thence leaving
said road the three following courses viz: (4) South 50° 57' 20" West 150.00
feet, (5) South 39° 02' 40" East 50.00 feet and (6) North 54° 21' 33" East
148.48 feet to the southwest side of said Old North Point Road, thence binding
thereon (7) southeasterly by a curve to the right having a radius of 939.04
feet and a distance of 439.22 feet, thence leaving said road and running the
four following courses viz: (8) South 66° 22' 40" West 118.80 feet, (9) North
47° 44' 10" West 543.58 feet, (10) North 47° 39' 56" West 653.98 feet and (11)
North 66° 09' 41" East 150.21 feet to the place of beginning.

Containing 5,000 acres of land more or less.

The herein above described 5,000 acre parcel being a part of that 8 acre
tract of land having been granted a special exception for a truck terminal

Case No. 66-96-X.



Cardin and Weinstein, P.A.

ATTORNEYS AT LAW
SUITE 301
6615 REISTERSTOWN ROAD
BALTIMORE, MARYLAND 21215

JACOB L. CARDIN
OF COUNSEL
(301) 358-7411

June 11, 1979

JEROME S. CARDIN
WILLIAM I. WEINSTEIN
LAWRENCE K. GINSBERG
HOWARD C. WEINSTEIN
MICHAEL D. VOGELSTEIN

Mr. Nicholas B. Commodari
Chairman - Zoning Plans Advisory Committee
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Xtra Corporation (X-L CO., INC. & GRANKE PROPERTIES)
4035 Old North Point Road
#194

Dear Mr. Commodari:

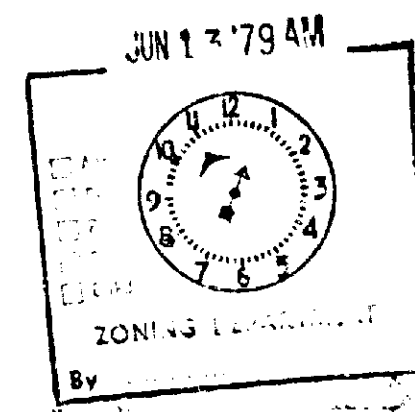
Petitions were filed on March 8th in regard to the above entitled case, and as of this date, we do not have the hearing set. I would appreciate the cases being set in for hearing immediately.

Thanking you for your immediate attention and anticipated cooperation in this matter, I am,

Very truly yours,

Lawrence K. Ginsberg
Lawrence K. Ginsberg

LKG/hc



**BOARD OF EDUCATION
OF BALTIMORE COUNTY**

TOWSON, MARYLAND - 21204

Date: March 19, 1979

Mr. S. Eric DiNenna
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Z.A.C. Meeting of: March 20, 1979

RE: Item No: 187, 188, 189, 190, 191, 192, 193, 194
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. DiNenna:

All of the above have no bearing on student population.

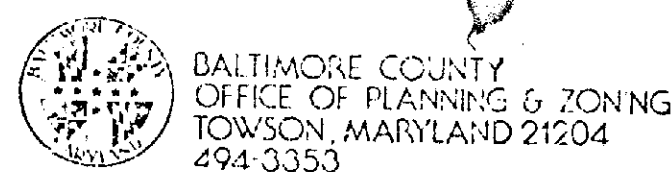
Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

JOSEPH N. MCGOWAN, PRESIDENT
T. FAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. ROYBARR

THOMAS H. BOYER
MRS. LOURAIN F. CHIRCL'S
ROGER B. HAYDEN
ROBERT Y. DUBEL, SUPERINTENDENT

ALVIN LORECA
MRS. MILTON R. SMITH, JR.
RICHARD W. TRACEY, D.V.M.



WILLIAM E. HAMMOND
ZONING COMMISSIONER

February 6, 1980

Lawrence K. Ginsberg, Esquire
6615 Reisterstown Road
Baltimore, Maryland 21215

RE: Petitions for Special Exceptions
SW/S of Old North Point Road,
opposite Beachwood and Fischer
Roads - 15th Election District
X-L Company, Inc. and Granoke
Properties - Petitioners
NO. 80-9-X (Item No. 194)

Dear Mr. Ginsberg:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

Attachments

cc: Mrs. Marjorie Hill, President
Wells McComas Citizens Improvement
Association, Inc.
8109 Raymond Avenue
Baltimore, Maryland 21222

John W. Hessian, III, Esquire
People's Counsel

Cardin and Weinstein, P.A.

ATTORNEYS AT LAW
SUITE 301

6615 REISTERSTOWN ROAD
BALTIMORE, MARYLAND 21215

JEROME S. CARDIN
WILLIAM I. WEINSTEIN
LAWRENCE K. GINSBERG
HOWARD C. WEINSTEIN

JACOB L. CARDIN
OF COUNSEL
(301) 358-7411

March 6, 1980

Ms. Mary Campagna
Baltimore County Office
of Planning and Zoning
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Petitions for Special Exceptions
SW/S of Old North Point Road
opposite Beachwood and Fischer
Roads - 15th Election District
X-L Company, Inc. and Granoke
Properties - Petitioners
NO. 80-9-X (Item No. 194)

Dear Ms. Campagna:

Enclosed herewith please find Order for Appeal and a check for \$70 to cover the cost of appealing for the above captioned case.

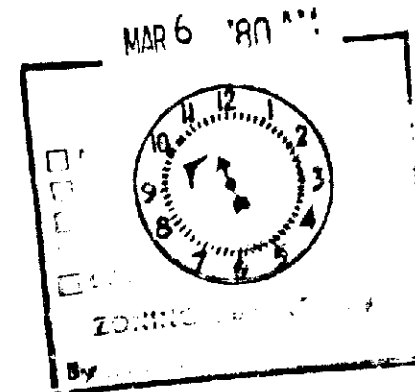
Thanking you for your immediate attention herewith, I am,

Very truly yours,

Lawrence K. Ginsberg

LKG/hc

encl.



Baltimore County, Maryland

PEOPLE'S COUNSEL
RM. 223, COURT HOUSE
TOWSON, MARYLAND 21204

JOHN W. HESSIAN, III
People's Counsel

PETER MAX ZIMMERMAN
Deputy People's Counsel

T.L. 494-2189

December 18, 1980

Lawrence K. Ginsberg, Esquire
Cardin and Weinstein, P.A.
6615 Reisterstown Road, Suite 301
Baltimore, Maryland 21215

RE: Case No. 80-9-X - SW/S North Point Rd.
12th Election District - X-L Company,
Inc. and Granoke Properties, Petitioners

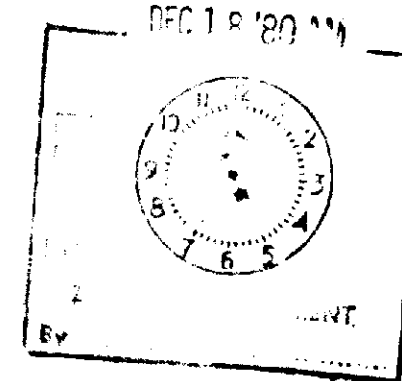
Dear Mr. Ginsberg:

Enclosed is a copy of the memorandum of James E. Dyer, Zoning Supervisor, pertinent to restrictions on the above-entitled case. A copy has been transmitted to the County Board of Appeals.

Very truly yours,

Peter Max Zimmerman
Deputy People's Counsel

cc: John V. Murphy, County Board of Appeals
William E. Hammond, Zoning Commissioner
James E. Dyer, Zoning Supervisor



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Peter M. Zimmerman, Esquire
TO: Deputy Counsel

Date: December 10, 1980

Mr. James E. Dyer
FROM: Zoning Supervisor

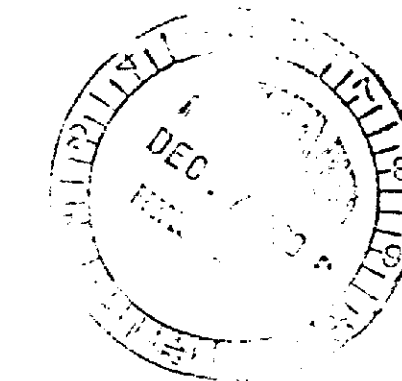
SUBJECT: X-L Company, Inc. - SW/S of North Point Road - 12th Election District
(Case No. 80-9-X)

It is my opinion that any Order granting the requested special exception and/or special hearing, should include the following restrictions with regard to repair of chassis and/or containers on the subject property. The restrictions shall be as follows:

Only repairs of a minor nature and general maintenance of chassis and trailers shall take place on the subject property. Such maintenance and repairs are intended to include changing tires, greasing chassis, repair of container hinges, doors, latches, etc.

JED/sf

cc: Mr. William E. Hammond
Zoning Commissioner



JOHN G. NOPPINGER
ATTORNEY AT LAW
1101-2 FIDELITY BUILDING
BALTIMORE, MD. 21201

OFFICE:
539-3618

HOME:
625-9386

May 24, 1979

Mr. William E. Hammond
Zoning Commissioner
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Old North Point Road property
Xtra Corporation

Dear Mr. Hammond:

Xtra Corporation, through Stevens & Associates, has applied for an extension of its special exception for a truck parking facility on unimproved land along Old North Point Road in the 15th District of Baltimore County. The application was filed early this year and all parties are interested in having this matter decided as quickly as possible. In your office Mr. Commaderi has all the information pertaining to this property.

Xtra Corporation is a contract purchaser of an additional two acres and I am one of the owners. The contract expires on June 30, 1979 and whatever you can do to expedite this matter will be greatly appreciated.

Very truly yours,

John G. Noppinger
John G. Noppinger

JGN:aea

P.S. Congratulations upon your appointment as Zoning Commissioner for Baltimore County.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
TO: Zoning Commissioner

Date: July 2, 1979

Norman E. Gerber, Acting Director
FROM: Office of Planning and Zoning

SUBJECT: Petition 80-9X, Item 194
Petition for Special Exceptions
Southwest side of Old North Point Road, opposite Beachwood Road
and Fischer Road
Petitioner - X-L Co., Inc. and Granoke Properties

15th District

HEARING: Wednesday, July 11, 1979 (1:15 P.M.)

This office offers no comment on the subject petition other than to note that if granted, the plan must be approved in conformance with the applicable provisions of County Council Bill No. 18-76 governing trucking facilities.

Norman E. Gerber, Acting Director
Office of Planning and Zoning

NEG:JGH:rw

Lawrence K. Ginsberg, Esquire
6615 Reisterstown Road
Baltimore, Maryland 21215

NOTICE OF HEARING

RE: Petition for Special Exceptions, SW/S Old North Point Rd., opposite Beachwood Road and Fischer Rd. - 15th District, X-L Co., Inc. and Granoke Properties - Petitioners, Case No. 80-9-X

TIME: 1:15 P.M.

DATE: Wednesday, July 11, 1979

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

ZONING COMMISSIONER OF
BALTIMORE COUNTY

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

June 29, 1979

Lawrence K. Ginsberg, Esquire
6615 Reisterstown Road
Baltimore, Maryland 21215

RE: Petition for Special Exceptions, SW/S Old North Point Rd., opposite Beachwood Road and Fischer Road - 15th District, X-L Co., Inc. and Granoke Properties - Petitioners, Case No. 80-9-X

Dear Sir:

This is to advise you that \$3.22 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland and remit to Mrs. Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

William E. Hammond
Zoning Commissioner

WEE/sj

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 86345

DATE March 19, 1980 ACCOUNT 01-662

AMOUNT \$5.00

RECEIVED FROM: Cardin & Weinstein

FOR: Posting fee for Appeal of Case No. 80-9-X

84 2 54 MAR 20 5.00 CASH

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 78779

DATE July 10, 1979 ACCOUNT 01-662

AMOUNT \$69.22

RECEIVED FROM: X-L Co., Inc., Vincent M. Citorella

FOR: Posting and Advertising for Case #80-9-X

80 7 22 JUL 11 69.22 CASH

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 78724

DATE June 14, 1979 ACCOUNT 01-662

AMOUNT \$50.00

RECEIVED FROM: Cardin & Weinstein

FOR: Filing Fee for Case No. 80-9-X

80 6 14 JUN 14 50.00 CASH

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

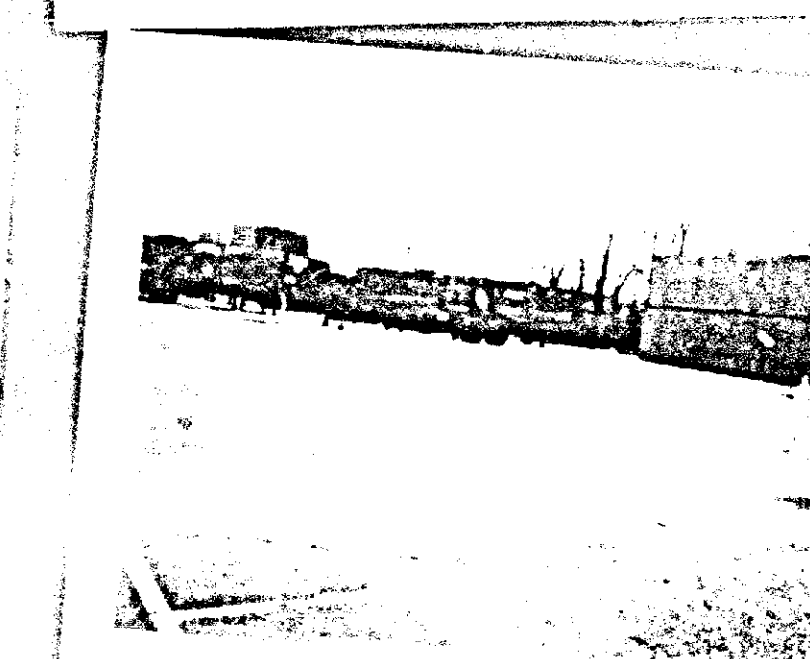
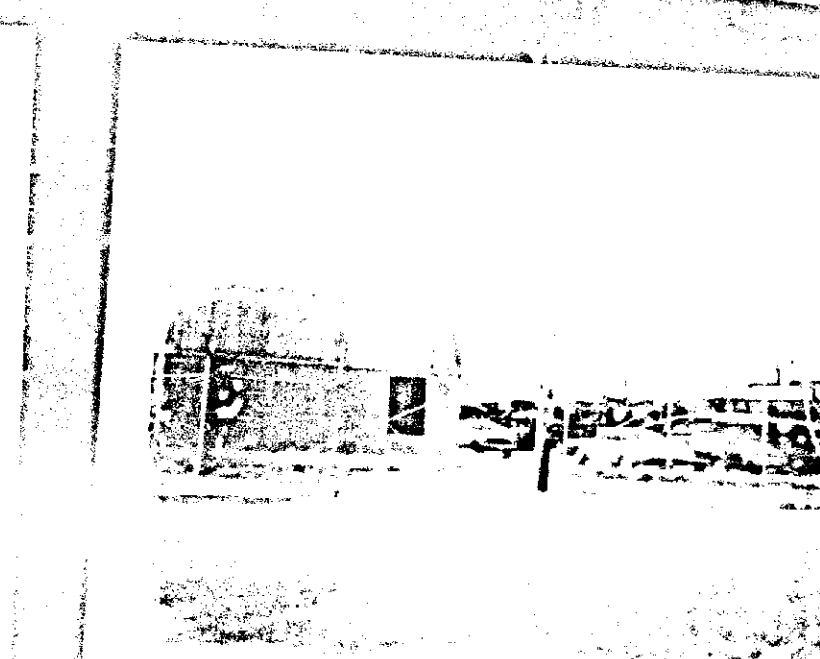
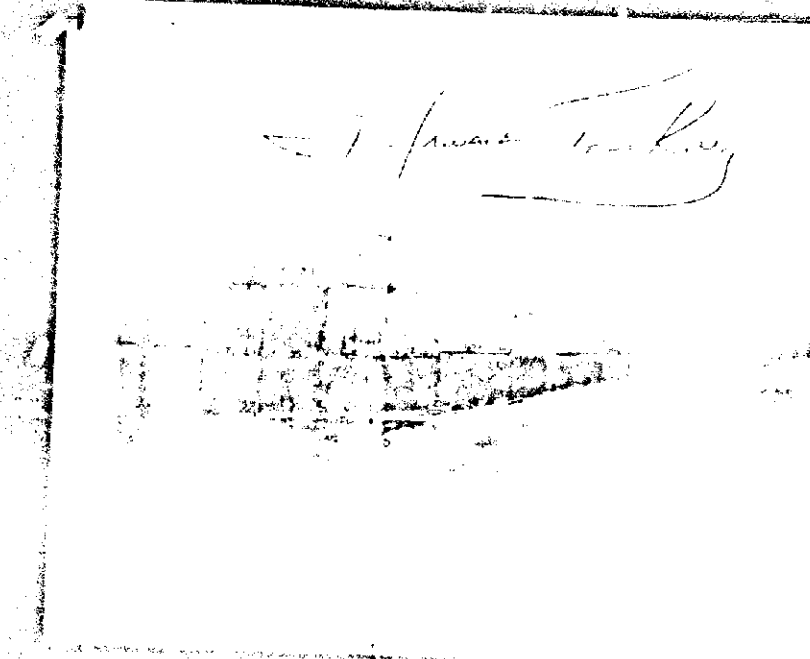
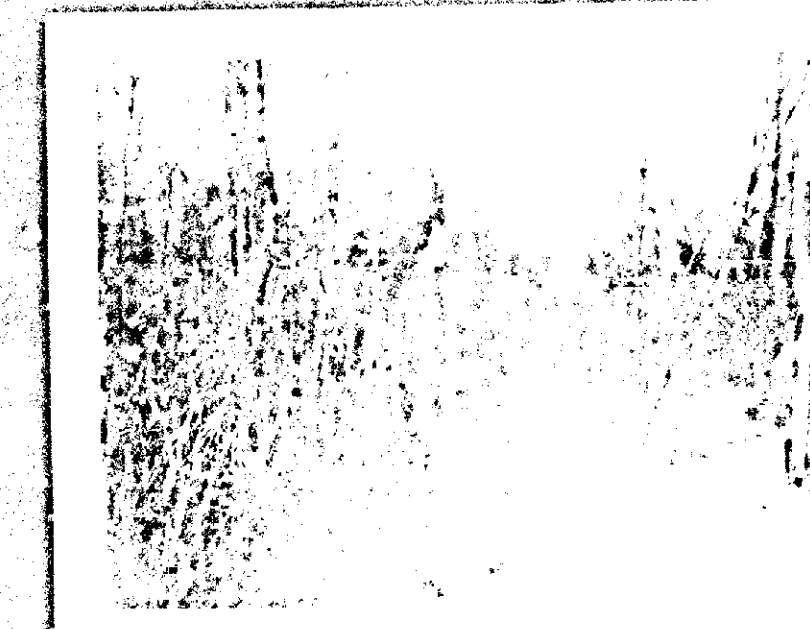
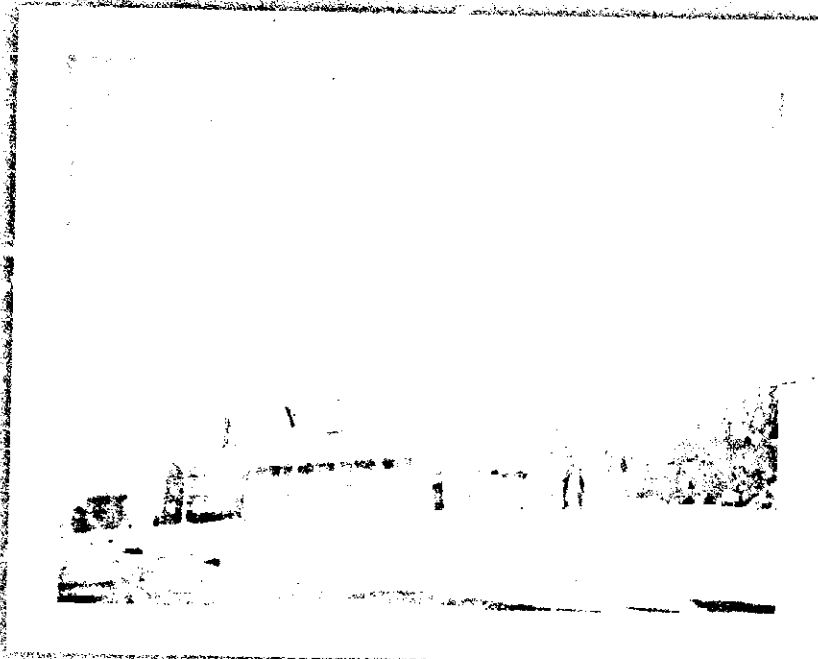
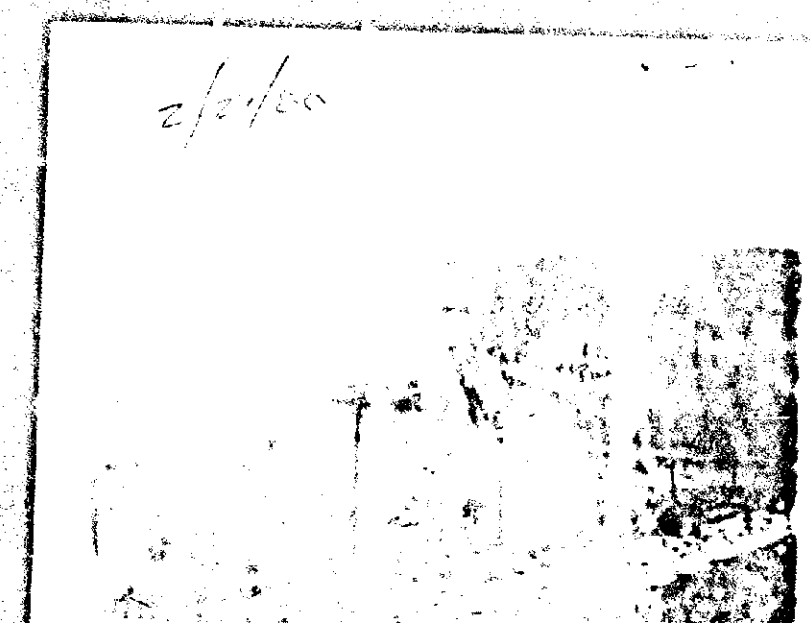
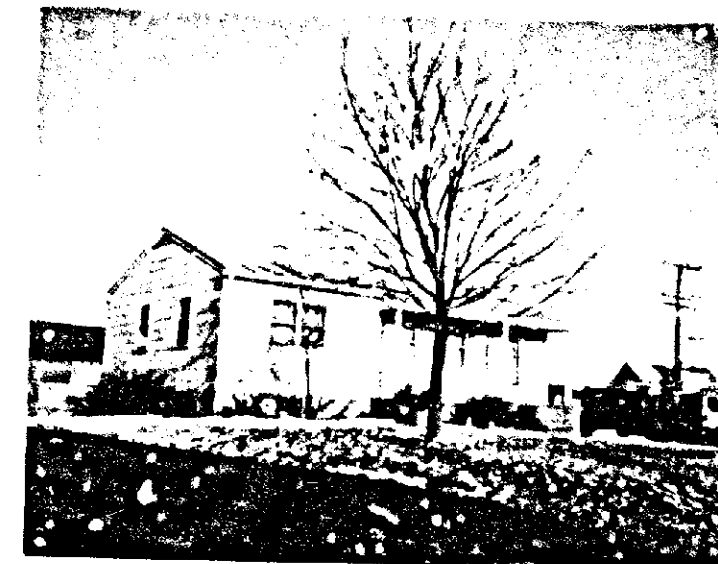
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received * this 8 day of MAY 1979. Filing Fee \$ 50. Received ☒ Check ☐ Cash ☐ Other

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

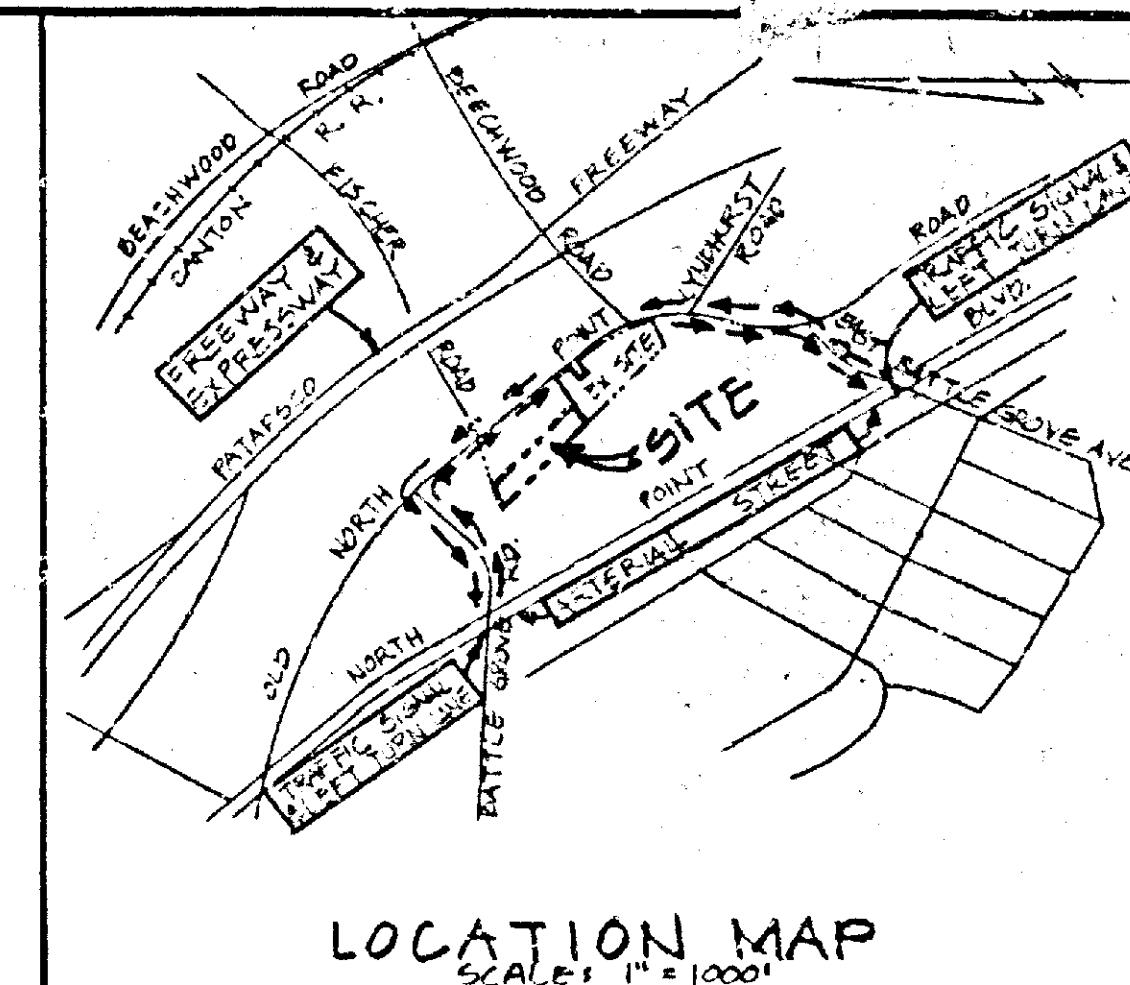
Petitioner X-L Co. GRAYES Submitted by L. GINSBERG
Petitioner's Attorney L. GINSBERG Reviewed by MP

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

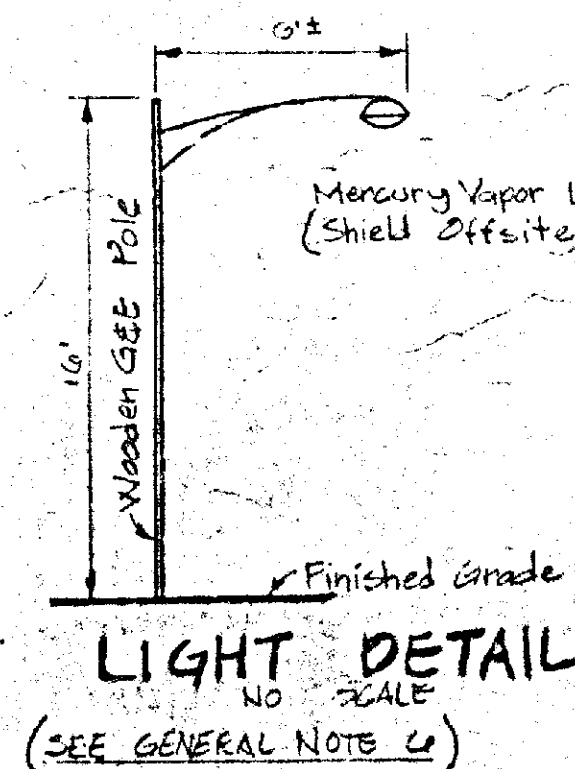
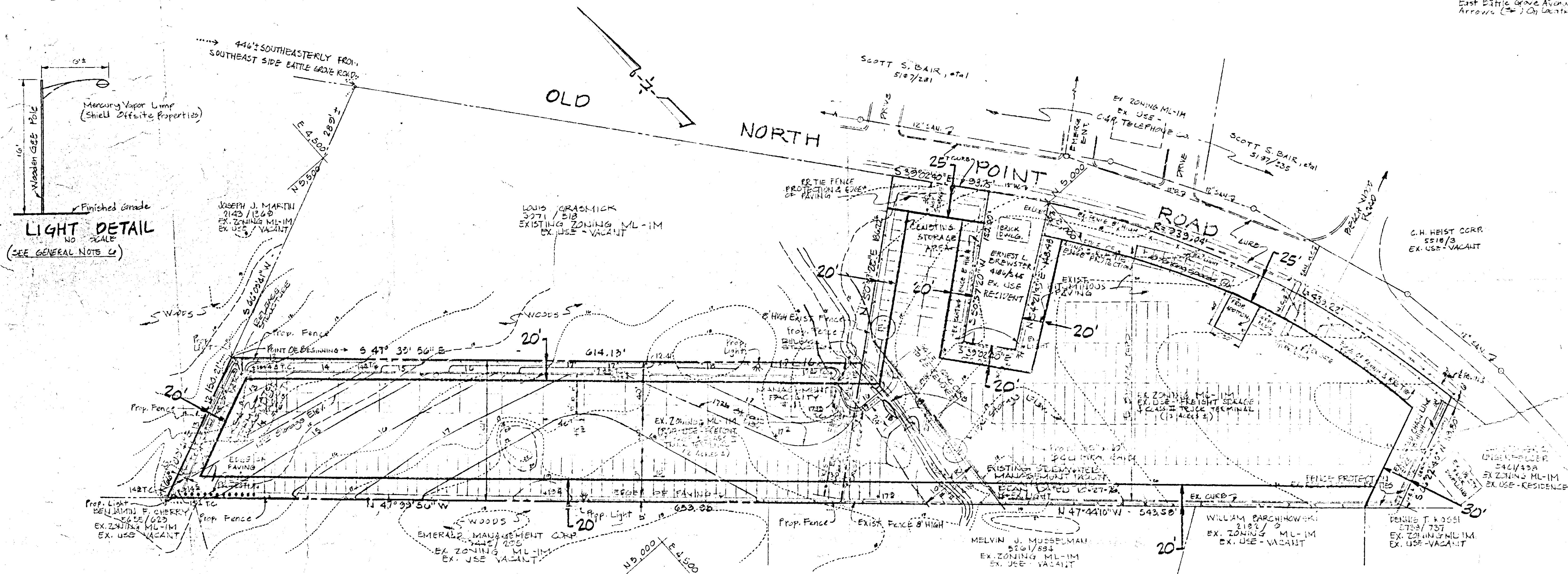


GENERAL NOTES:

1. AREA OF TRACT PREVIOUSLY GRANTED SPECIAL EXCEPTION = 2.000 AC ±, 3 ACRES OF WHICH PRESENTLY UTILIZED AS CLASS II TRUCK TERMINAL REFER TO CASE NO. 66-26-X, ALSO SEE APPROVED SITE PLAN DATED 10-27-1970 (AVAILABLE IN ZONING OFFICE)
2. AREA OF ADDITION TO TRACT = 2.000 AC ± EXIST. USE - VACANT
3. TOTAL AREA OF TRACT = 5.000 AC ± (3 ACRES NOW USED + 2 ACRES ADDITIONAL)
4. PROPOSED USE OF 2 AC. ADDITION - FREIGHT STORAGE & CLASS II TRUCK TERMINAL.
5. NUMBER OF EMPLOYEES - 10 (MAX) NO INCREASE ANTICIPATED FOR PROPOSED EXPANSION.
6. LIGHTING SHALL BE SO ERRECTED TO REFLECT RAYS AWAY FROM RESIDENTIAL LOTS. LIGHTS TO BE MERC. VAPOR TYPE WITH MAX. 10' HGT.
7. FENCING SHALL BE CHAIN LINK SECURITY FENCE MIN. HEIGHT 6 FT. AS SHOWN AND SHALL BE LOCATED 10' FROM RD. ALONG ADJACENT PROPERTIES.
8. EXISTING GROUND SHOWN THUS ---15---
9. PROPOSED GRADES SHOWN THUS ---15---
10. FENCE PROTECTION - SHALL BE LATERAL TELEPHONE POLES, WELL ANCHORED, OR GUARD POSTS 6' ON.
11. SANITARY FACILITIES ARE PROVIDED FOR BOTH MEN & WOMEN IN EXIST. OFFICE BLDG.
12. PROPOSED ADDITION TO OFFICE BLDG. AS SHOWN HEREON.
13. NO USED AUTO PARTS OR JUNKED VEHICLES TO BE STORED ON SITE.
14. PICK-UP AND DELIVERY OF CONTAINERS, CHASSIS AND TRAILERS SHALL ONLY OCCUR AT THE SUBJECT PROPERTY BETWEEN 8:00 AM AND 5:00 PM
15. RAVING SHALL BE BITUMINOUS, PROPERLY DRAINED. PAVING SECTION TO BE DETERMINED BY SOILS ENGINEER TO COMPLY WITH TRUCKING TERMINAL BULL.
16. NUMBER OF CHASSIS, CONTAINER, FLAT BED TRAILER AND VAN TRAILER SPACES ON PROPOSED 2 ACRE EXPANSION = 116 SPACES MAXIMUM HEIGHT - 26 FEET.
17. PROPOSED STORMWATER MANAGEMENT FACILITIES SHALL COMPLY WITH BALTIMORE COUNTY STANDARDS & SPECIFICATIONS.



TRUCK ROUTE
In Accordance With Recommendations By The Director Of Traffic Engineering For The Existing Site, The Truck Route For All Incoming And Outgoing Trucks Shall Be Battle Grove Road And For East Battle Grove Avenue To North Point Blvd., As Indicated By Arrows (→) On Location Map.



CONTAINER STACKING PERMITTED
MAX. HEIGHT - 17 FT.

NO CONTAINER STACKING PERMITTED

ALL OTHER AREAS WITHIN THE SITE
CONTAINER STACKING PERMITTED,
MAX. HEIGHT - 26 FT.

NOTE:
EACH SPACE MAY BE
CALCULATED ON THE BASIS
OF HALF SIZED IN
LENGTHS OF 20 FEET

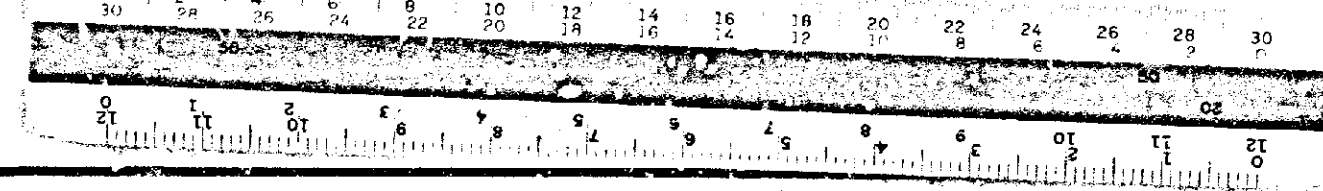
PARKING TABULATION
PASSENGER VEHICLES - BASED ON BILL 18-76
ESTIMATED NUMBER OF EMPLOYEES IN THE
NUMERICALLY LARGEST SHIFT
1 SPACE PER 2 EMPLOYEES
TOTAL PARKING SHOWN HEREON
*INCLUDES 1 SPACE FOR THE HANDICAPPED

= 20
= 10 PARKING SPACES REQ'D
= 10 PARKING SPACES PROP*

Joint Exhibit #1

PLAT TO ACCOMPANY ZONING PETITION FOR SPECIAL
EXCEPTION TO AMEND APPROVED PLANS FOR EXISTING
TRUCK TERMINAL TO INCLUDE EXPANSION OF SITE
AREA AND ADDITION TO EXIST. OFFICE BUILDING

GEORGE WILLIAM STEPHENS, JR.
& ASSOCIATES INC.
ENGINEERS
303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204



DESIGNED 6-11-70 BY R.W.E.
APPROVED MAP, SHOWING LOCATION OF SITE
#17, & EXIST. SITE LOCATION

XTRA CORPORATION PROPERTY
4035 OLD NORTH POINT ROAD
BALTIMORE COUNTY, MARYLAND
ELECTION DISTRICT #15
DATE: FEBRUARY 9, 1973
REV. OCT. 13, 1970

PETITION FOR ZONING RE-CLASSIFICATION
AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Granoke Properties, legal owner, of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition the Zoning Commissioner of Baltimore County to reclassify the property from its present zoning to the zoning of the County Office Building in Towson, Baltimore County, Maryland, and to grant a special exception for the property to use the same for the purpose of a truck terminal.

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for Amendment to existing truck terminal site plan to allow expansion of site area.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

X-L CO., INC. Contract purchaser
Address 60 State Street
Boston, Mass. 02109
Lawrence K. Ginsberg Petitioner's Attorney
CARMIN AND WEINSTEIN, P.A.
Address 6615 Reisterstown Road
Baltimore, Maryland 21215

Granoke Properties Legal Owner
John G. Noppinger General Partner
Address 1101 Fidelity Building
Baltimore, Maryland 21201
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day of June, 1979, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 11th day of July, 1979, at 1:15 P.M.

(over)

PETITION FOR ZONING RE-CLASSIFICATION
AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, X-L CO., INC., legal owner, of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition the Zoning Commissioner of Baltimore County to reclassify the property from its present zoning to the zoning of the County Office Building in Towson, Baltimore County, Maryland, and to grant a special exception for the property to use the same for the purpose of a truck terminal.

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for Amendment to approved site plan to allow addition to existing office building for existing truck terminal.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

X-L CO., INC. Contract purchaser
Address 60 State Street
Boston, Mass. 02109
Lawrence K. Ginsberg Petitioner's Attorney
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(over)

RE: Petitions for Special Exceptions
SW/S of Old North Point Road,
opposite Beachwood and Fischer
Roads, 15th Election District
X-L Company, Inc. and Granoke
Properties - Petitioners
NO. 80-9-X (Item No. 194)

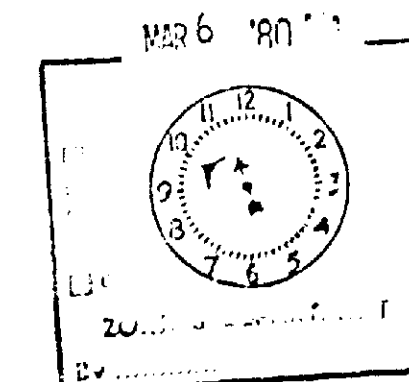
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY

ORDER FOR APPEAL

Dear Mr. Commissioner:

Please note an appeal from your decision in the above-entitled matter, under date of February 6, 1980, to the County Board of Appeals and forward all papers in connection therewith to said Board for hearing.

CARMIN AND WEINSTEIN, P.A.
By: Lawrence K. Ginsberg
6615 Reisterstown Road, Ste. 302
Baltimore, Maryland 21215
(301) 558-7411
Attorney for the Petitioners:
X-L COMPANY, INC.
60 State Street
Boston, Massachusetts 02109
and
GRANOKE PROPERTIES
Attention: John G. Noppinger
1101 Fidelity Building
Baltimore, Maryland 21201



494-3180

County Board of Appeals
Room 219, Court House
Towson, Maryland 21204

April 28, 1980
NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(e), COUNTY COUNCIL BILL #108

CASE NO. 80-9-X

X-L COMPANY, INC. and
GRANOKE PROPERTIES

SE-Amendment to existing truck terminal site plan to allow expansion of site area and also to allow addition to existing office building
SW/S of Old North Point Rd., opposite Beachwood and Fischer Rd.

15th District

2/6/80--Z.C. GRANTED Special Exception with restrictions

ASSIGNED FOR:

WEDNESDAY, JUNE 11, 1980, at 10 a.m.

cc: Lawrence K. Ginsberg, Esq.

Attorney for Petitioners

X-L Company, Inc.

Petitioner

Granoke Properties

"

Mrs. Marjorie Hill

Protestant

John W. Hession, Esq.

People's Counsel

J. E. Dyer

Zoning

W. Hammond

"

James Haswell

Planning

June Holmen, Secy.

RE: PETITIONS FOR SPECIAL EXCEPTIONS
SW/S of Old North Point Road, opposite
Beachwood and Fischer Roads,
15th District
X-L Company, Inc. and Granoke
Properties, Petitioners
No. 80-9-X

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY

OPINION

This case comes to the Board from the decision of the Zoning Commissioner's granting a special exception in regard to the development of the subject property as a truck terminal pursuant to Bill 18-76. In a quite lengthy Opinion, the Zoning Commissioner granted the special exception with seven paragraphs of conditions and restrictions. The Petitioners appeal from the Zoning Commissioner's decision in regard to Paragraph 4 and Paragraph 6 of the Zoning Commissioner's decision, and these are the only issues before this Board.

In Paragraph 4 of the Zoning Commissioner's Opinion, the Zoning Commissioner limited the method and height of stacking of containers (ship cargo containers) on the subject property. After lengthy negotiations between the community, with the People's Counsel and the land owners, a compromise position was reached and was submitted to the Board through Joint Exhibit 1, indicating a plan for the stacking of containers on the property. This plan limits the height of container stacking in the immediate border area of the property thus satisfying the basic concerns of the community and the People's Counsel. Mr. Charles Fick, consulting engineer, testified as to the fact that the Joint Exhibit 1 would serve as the site plan for the property and that with the compromise reached, now meets all the criteria as set forth in Truck Terminal Legislation for Baltimore County. The Board hereby accepts the site plan and incorporates its provisions into its Order.

X-L Company, Inc. and Granoke Properties - #80-9-X

2.

In Paragraph 6 of the Zoning Commissioner's Opinion, the Zoning Commissioner allowed operations for the subject property between 8 a.m. and 5 p.m. The Petitioners request, in their December 4, 1980 Memorandum, that the hours should be changed to read 8 a.m. to 6 p.m., and be limited to pick up and delivery of containers, chassis and trailers, rather than the entire site operation which includes office hours which necessarily extend beyond those times. The Board accepts this position.

The County further suggests, in their December 10, 1980 Memorandum, that "only repairs of a minor nature and general maintenance of chassis and trailers shall take place on the subject property. Such maintenance and repairs are intended to include changing tires, greasing chassis, repair of container hinges, doors, latches, etc. The Board accepts this condition as reasonable and incorporates it into its Opinion.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 29th day of January, 1981, by the County Board of Appeals, ORDERED that the site plan defining the stacking of cargo containers, known as Joint Exhibit 1, be incorporated into the site plan for this property, and it is

FURTHER ORDERED that the hours of operation for pick up and delivery of containers, chassis and trailers shall occur between the hours of 8 a.m. and 6 p.m., and it is

FURTHER ORDERED that the operations at the site be limited in regard to repairs of a minor nature and general maintenance of containers, chassis and trailers, including changing tires, greasing chassis, repairing container hinges, doors, latches, etc., and it is

X-L Company, Inc. and Granoke Properties - #80-9-X

3.

FURTHER ORDERED that these modifications shall take effect within ten (10) days from the date of this Order.

An appeal from this decision must be in accordance with Rules 8-1 thru 8-12 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

John V. Murphy, Acting Chairman

William T. Hackett

John A. Miller

RE: Petitions for Special Exceptions
SW/S of Old North Point Road,
opposite Beachwood and Fischer
Roads, 15th Election District
X-L Company, Inc. and Granoke
Properties - Petitioners
NO. 80-9-X (Item No. 194)

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY

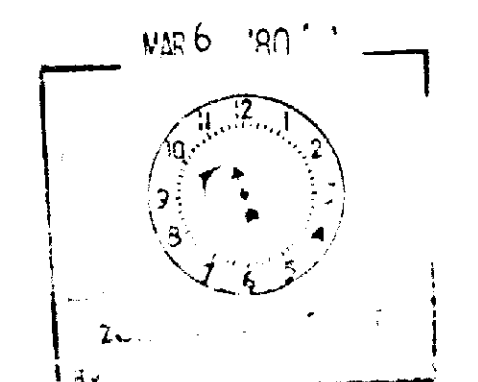
ORDER FOR APPEAL

Dear Mr. Commissioner:



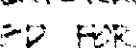
Please note an appeal from your decision in the above-entitled matter, under date of February 6, 1980, to the County Board of Appeals and forward all papers in connection therewith to said Board for hearing.

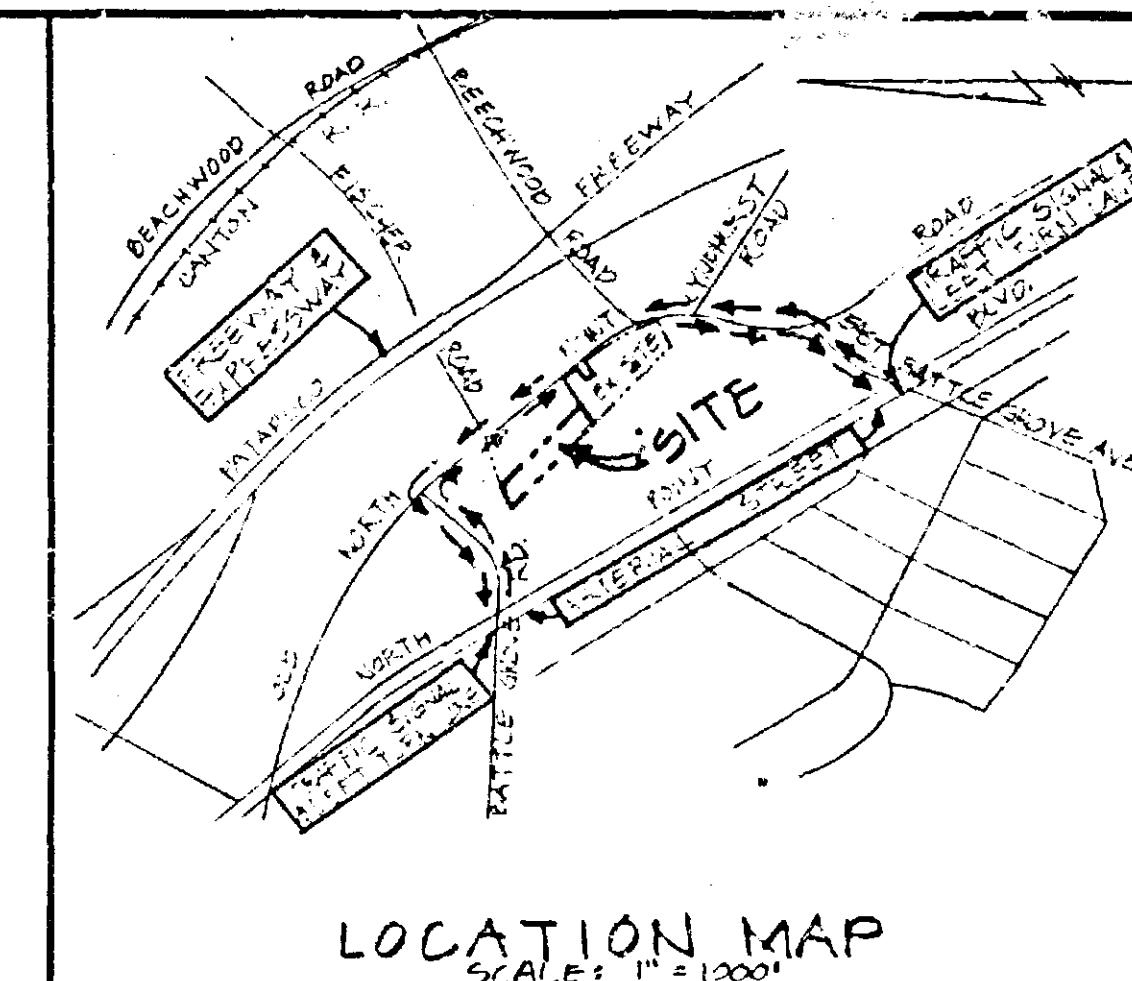
CARMIN AND WEINSTEIN, P.A.
By: Lawrence K. Ginsberg
6615 Reisterstown Road, Ste. 302
Baltimore, Maryland 21215

(301) 558-7411
Attorney for the Petitioners:
X-L COMPANY, INC.
60 State Street
Boston, Massachusetts 02109
and
GRANOKE PROPERTIES
Attention: John G. Noppinger
1101 Fidelity Building
Baltimore, Maryland 21201



GENERAL NOTES:

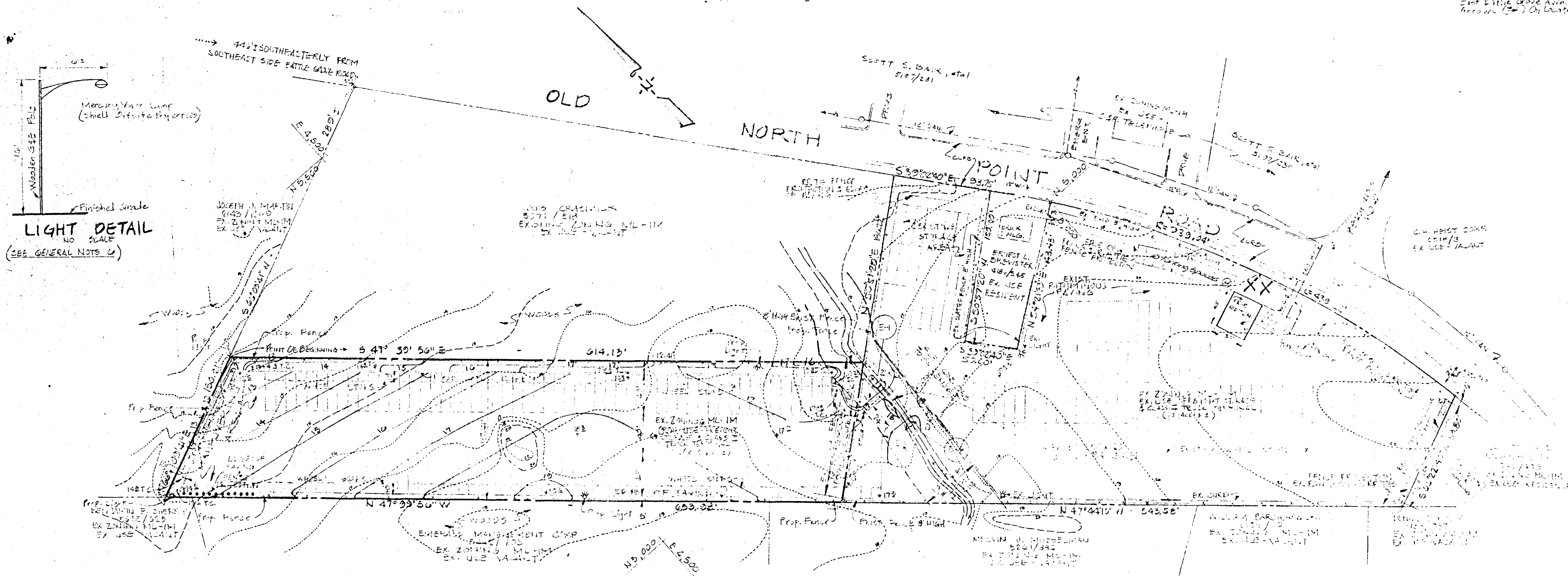
1. AREA OF TRACT PREVIOUSLY GRANTED SPECIAL EXCEPTION = 2,000 AC ±, 3 ACRES OF WHICH PRESENTLY UTILIZED AS CLASS II TRUCK TERMINAL REFERENCE TO CASE NO. 66-26-X, ALSO SEE APPROVED SITE PLAN DATED 10-27-27 (AVAILABLE IN ZONING OFFICE)
2. AREA OF ADDITION TO TRACT = 2,000 AC ± EXIST. USE - VACANT
3. TOTAL AREA OF TRACT = 5,000 AC ± (3 ACRES NOW USED + 2 AC ± IS ADDITIONAL)
4. PROPOSED USE OF 2 AC. ADDITION - FREIGHT STORAGE & CLASS II TRUCK TERMINAL.
5. NUMBER OF EMPLOYEES - 10 (MAX) NO INCREASE ANTICIPATED FOR PROPOSED EXPANSION.
6. LIGHTING SHALL BE SO ERRECTED TO REFLECT RAYS AWAY FROM RESIDENTIAL LOTS. LIGHTS TO BE MERC. VAPOR TYPE WITH MAX. 10' HGT.
7. FENCING SHALL BE CHAIN LINK SECURITY FENCE MIN. HEIGHT 5 FT. AS SHOWN AND SHALL BE LOCATED 10' FROM H.L. ALONG ADJACENT PROPERTIES.
8. EXISTING GRAVING SHOWN THUS 
9. PROPOSED GRAVING SHOWN THUS 
10. FENCE PROTECTION - SHALL BE LATERAL TELEPHONE POLES, WELL ANCHORED, OR GUARD POSTS 
11. SANITARY FACILITIES ARE PROVIDED FOR BOTH MEN & WOMEN IN EXIST. OFFICE BLDG.
12. PROPOSED ADDITION TO OFFICE BLDG. AS SHOWN HEREON.
13. NO USED AUTO PARTS OR DAMAGED VEHICLES TO BE STORED ON SITE.
14. HOURS OF OPERATION - 8:00 AM. TO 5:00 PM. MONDAY THROUGH FRIDAY.
15. PAVING SHALL BE BITUMINOUS, PROPERLY DRAINED. PAVING SECTION TO BE DETERMINED BY SOILS ENGINEER TO COMPLY WITH 72,280 LB. LOAD LIMIT.
16. NUMBER OF CHASSIS, CONTAINER, FLAT BED TRAILER AND VAN TRAILER SPACES ON PROPOSED 2 AC. ± EXPANSION = 116 SPACES MAXIMUM HEIGHT - 20 FEET.



LOCATION MAP
SCALE: 1" = 1000'

-TRUCK ROUTE-

In Accordance With Recommendations By The Director Of Traffic Engineering For The Existing Site, The Truck Route For All Incoming And Outgoing Trucks Shall Be Battle Grove Road And For East Battle Grove Avenue To North Point Blvd. As Indicated By Arrows (→) On Location Map.



PARKING TABULATION	
PASSENGER VEHICLES - BASED ON BILL 18-76	
ESTIMATED NUMBER OF EMPLOYEES IN THE NUMERICALLY LARGEST SHIFT	= 20
1 SPACE PER 2 EMPLOYEES	= 10 PARKING SPACES REQD
TOTAL PARKING SHOWN HEREON	= 10 PARKING SPACES PROP*
* INCLUDES 1 SPACE FOR THE HANDICAPPED	

PLAT TO ACCOMPANY ZONING PETITION FOR SPECIAL EXCEPTION TO AMEND APPROVED PLANS FOR EXISTING TRUCK TERMINAL TO INCLUDE EXPANSION OF SITE AREA AND ADDITION TO EXIST. OFFICE BUILDING

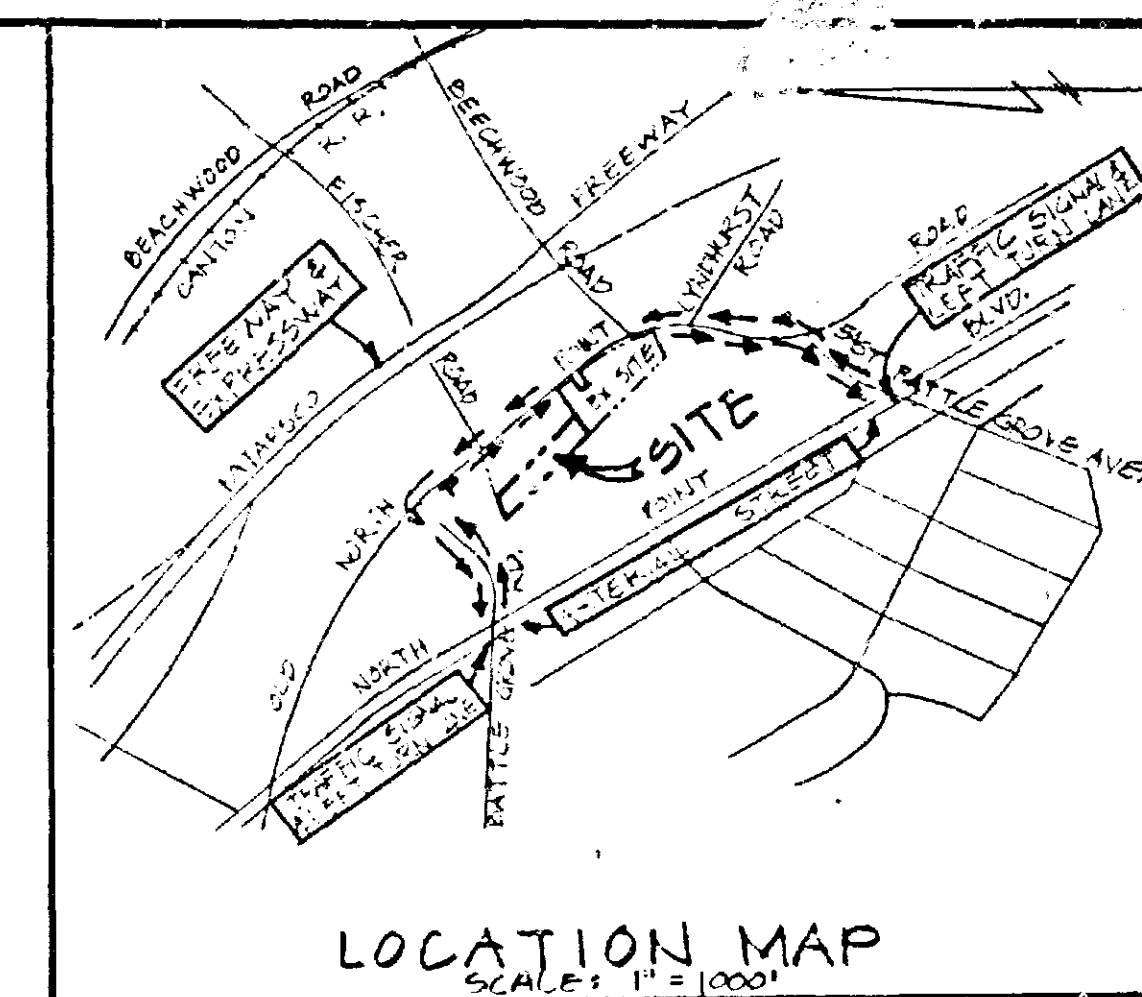
GEORGE WILLIAM STEPHENS, JR.
ASSOCIATES INC.
ENGINEERS
303 ALLEGHENY AVENUE
TOWSON, MARYLAND, 21204



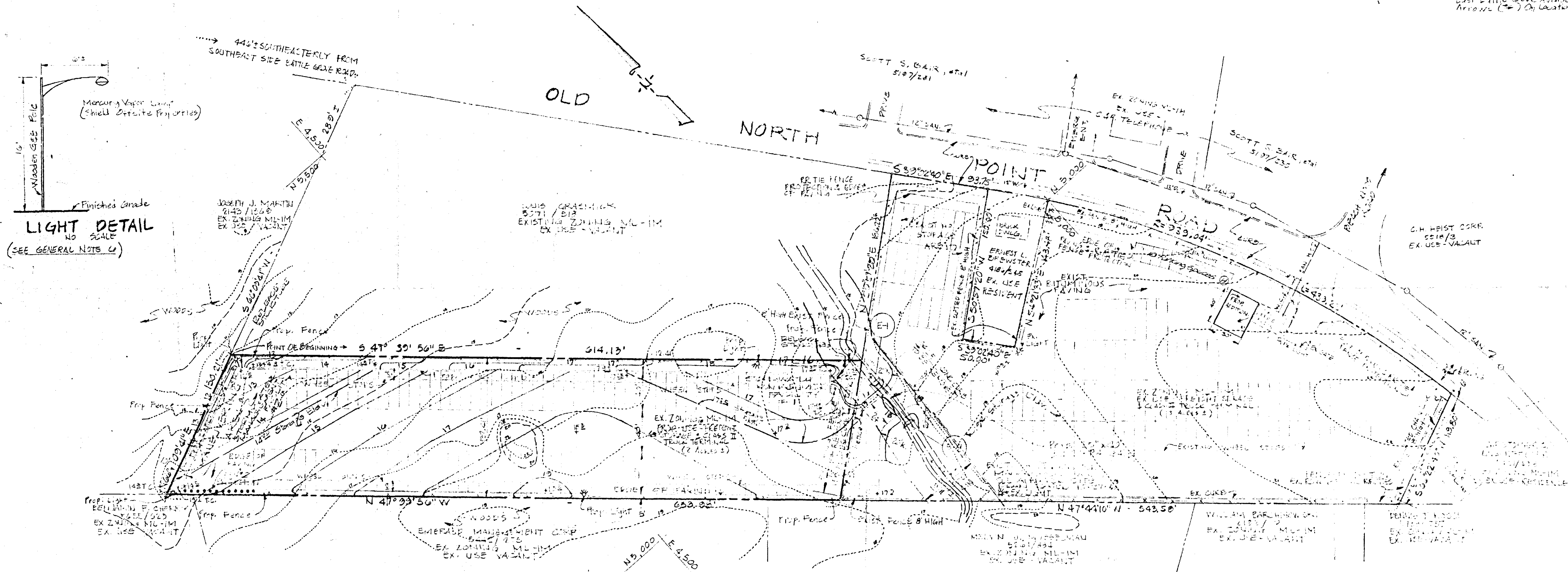
XTRA CORPORATION PROPERTY
4035 OLD NORTH POINT ROAD
BALTIMORE COUNTY, MARYLAND ELECTION DISTRICT # 15
SCALE: 1" = 50' DATE: FEBRUARY 9, 1973

GENERAL NOTES:

1. AREA OF TRACT PREVIOUSLY GRANTED SPECIAL EXCEPTION = 8,000 AC ±, 3 ACRES OF WHICH PRESENTLY UTILIZED AS CLASS II TRUCK TERMINAL REFER TO CASE NO. 66-96-X, ALSO SEE APPROVED SITE PLAN DATED 10-27-1976 (AVAILABLE IN ZONING OFFICE)
2. AREA OF ADDITION TO TRACT = 2,000 AC ± EXIST. USE - VACANT
3. TOTAL AREA OF TRACT = 10,000 AC ± (3 ACRES NOW USED + 2 ACRES - ADDITIONAL)
4. PROPOSED USE OF 2 AC. ADDITION - FREIGHT STORAGE & CLASS II TRUCK TERMINAL.
5. NUMBER OF EMPLOYEES - 10 (MAX) NO INCREASE ANTICIPATED FOR PROPOSED EXPANSION.
6. LIGHTING SHALL BE SO ERRECTED TO REFLECT RAYS AWAY FROM RESIDENTIAL LOTS. LIGHTS TO BE MERC. VAPOR TYPE WITH MAX. 10' HGT.
7. FENCING SHALL BE CHAIN LINK SECURITY FENCE MIN. HEIGHT 6 FT. AS SHOWN AND SHALL BE LOCATED 10' FROM EL. ALONG ADJACENT PROPERTIES.
8. EXISTING GROUND SHOWN THUS 15
9. PROPOSED GRADES SHOWN THUS 15
10. FENCE PROTECTION - SHALL BE LATERAL TELEPHONE POLES, WELL ANCHORED, OR GUARD POSTS 6' ±.
11. SANITARY FACILITIES ARE PROVIDED FOR BOTH MEN & WOMEN IN EXIST. OFFICE BLDG.
12. PROPOSED ADDITION TO OFFICE BLDG. AS SHOWN HEREON.
13. NO USED AUTO PARTS OR JUNKED VEHICLES TO BE STORED ON SITE.
14. HOURS OF OPERATION - 8:00 A.M. TO 8:00 P.M. MONDAY THROUGH FRIDAY.
15. RAVIN SHALL BE BITUMINOUS, FULLY DRAINED, RAINFALL SECTION TO BE DETERMINED BY SOILS ENGINEER TO COMPLY WITH 73285 LB. LOAD LIMIT.
16. NUMBER OF CHASSIS, CONTAINERS, FLAT BED TRAILER AND VAN TRAILER SPACES ON PROPOSED 2 ACRE EXPANSION = 110 SPACES MAXIMUM HEIGHT - 24 FEET.
17. PROPOSED STORMWATER MANAGEMENT FACILITIES SHALL COMPLY WITH BALTIMORE COUNTY STANDARDS & SPECIFICATIONS.



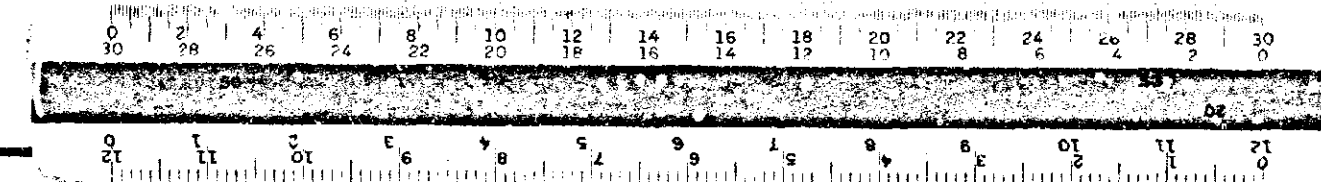
-TRUCK ROUTE-
In Accordance With Recommendations By The Director Of Traffic Engineering For The Existing Site, The Truck Route For All Incoming And Outgoing Trucks Shall Be Rattle Grove Road And /or East Little Grove Avenue to North Point Blvd. As Indicated By Arrows (→) On Location Map.



PARKING TABULATION
PASSENGER VEHICLES - BASED ON BILL 18-76
ESTIMATED NUMBER OF EMPLOYEES IN THE NUMERICALLY LARGEST SHIFT = 20
1 SPACE PER 2 EMPLOYEES = 10 PARKING SPACES REQ'D
TOTAL PARKING SHOWN HEREON = 10 PARKING SPACES PROP'D
* INCLUDES 1 SPACE FOR THE HANDICAPPED

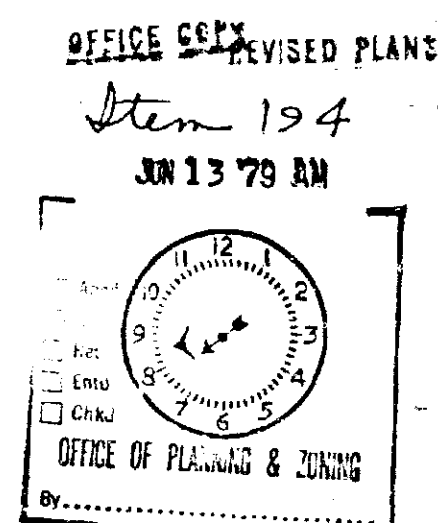
PLAT TO ACCOMPANY ZONING PETITION FOR SPECIAL EXCEPTION TO AMEND APPROVED PLANS FOR EXISTING TRUCK TERMINAL TO INCLUDE EXPANSION OF SITE AREA AND ADDITION TO EXIST. OFFICE BUILDING

GEORGE WILLIAM STEPHENS, JR.
& ASSOCIATES INC.
ENGINEERS
303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204



REVISION 13 - 11-79 BY EWE.
ADDED MAP, SHOWN LOCATION OF SITE
#17, & EXIST. GRADE ADJUSTMENT

XTRA CORPORATION PROPERTY
4035 OLD NORTH POINT ROAD
BALTIMORE COUNTY, MARYLAND
ELECTION DISTRICT #15
DATE: FEBRUARY 9, 1979
SCALE: 1"=50'



GENERAL NOTES:

1. AREA OF TRACT PREVIOUSLY GRANTED SPECIAL EXCEPTION - 200 AC ±, 2 ACRES OF WHICH PRESENTLY USED AS CLASS II TRUCK TERMINAL REFER TO CASE NO. 200-107-177 (AVAILABLE IN ZONING OFFICE)
2. AREA OF ADDITION TO TRACT - 2000 AC ±, EXIST. USE - VACANT
3. TOTAL AREA OF TRACT - 2200 AC ± (3 ACRES NOT USED) + 2 ACRES ADDITIONAL
4. PROPOSED USE OF 2 AC. ADDITIONAL - FREIGHT STORAGE & CLASS I TRUCK TERMINAL
5. NUMBER OF EMPLOYEES - 10 (MAX) NO INCREASE ATTACHED FOR PROPOSED BUSINESS
6. LIGHTING SHALL BE SO DIRECTED TO REFLECT KEYS AWAY FROM RESIDENTIAL LOTS, LIGHTS TO BE MERE VAPOR TYPE WITH MAX. 12' HGT.
7. FENCING SHALL BE BUILDING SECURITY FENCE MIN. HEIGHT 6' HGT. 1/2" DIA. RAIL AND SHALL BE LOCATED 10' FROM EX. ALONG ADJACENT PROPERTIES
8. EXISTING GROUND SHOWN THIS --- 15 ---
9. PROPOSED GRADES SHOWN THIS --- 15 ---
10. FENCE PROTECTION - SHALL BE LATERAL TELEPHONE PILES OR ALUMINUM OR GALV. PILES 10' OF
11. SANITARY FACILITIES ARE PROVIDED BY BOTH MEN & WOMEN IN EXIST. OFFICE BUILDING
12. PROPOSED ADDITION TO EXIST. BLDG. AS SHOWN HEREON
13. NO USED AUTO, TRUCKS OR OTHER VEHICLES TO BE STORED ON SITE
14. HOURS OF OPERATION - 8:00 AM TO 5:00 PM MONDAY THROUGH FRIDAY
15. DURING CHAL. OF RETURNING, THE PLAN DRAWING, THE 4th SECT. 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 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2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154



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RE: PETITION FOR SPECIAL EXCEPTIONS : BEFORE THE ZONING COMMISSIONER
SW/S of Old North Point Rd., opposite
Beachwood Rd. and Rischer Rd.,
15th District : OF BALTIMORE COUNTY

X-L CO., INC. and GRANOKE : Case No. 80-9-X (Item 194)
PROPERTIES, Petitioners

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

John W. Hessian, III
John W. Hessian, III
People's Counsel for Baltimore County
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 28th day of June, 1979, a cc. / of the foregoing Order was mailed to Lawrence K. Ginsberg, Esquire, Cardin and Weinstein, P. A., 6615 Reisterstown Road, Baltimore, Maryland 21215, Attorney for Petitioners.

John W. Hessian, III
John W. Hessian, III

ORDER RECEIVED FOR FILING

DATE *February 6, 1980*

BY *John W. Hessian, III*

RE: PETITIONS FOR SPECIAL EXCEPTIONS : BEFORE THE
SW/S of Old North Point Road, opposite : ZONING COMMISSIONER
Beachwood and Fischer Roads - 15th :
Election District :
X-L Company, Inc. and Granoke Prop- : OF
erties - Petitioners :
NO. 80-9-X (Item No. 194) : BALTIMORE COUNTY

The above entitled matter was set for hearing before the Zoning Commissioner, was posted and advertised in compliance with the Baltimore County Zoning Regulations, and was heard on Petitions for Special Exceptions for amendments to the existing truck terminal site plan to allow expansion of the site area and to allow an addition to the existing office building.

A review of the past history of the subject property discloses that in 1965 the then Deputy Zoning Commissioner, Edward D. Hardesty, granted a special exception under the then existing use regulations of the M.L. Zone for a "Trucking Terminal", subject to restrictions as set forth in an Order dated November 17, 1965 (Case No. 66-96-X) and further subject to approval of the site plan by the State Roads Commission, the Bureau of Public Services, and the Office of Planning and Zoning. The Petition for Special Exception, the advertisement, and the site plan indicated the site was being proposed to be used as a truck terminal and referred to or delineated the tract as being 8.4 acres of land. The site plan, approved by G.E. Gavrelis on March 17, 1969 for the Office of Planning and Zoning, indicated the specifics, as to the components of the Zoning Office, the State Roads Commission, and the Planning Office, as being applicable to three acres of the total 8.4 acre parcel of ground covered by the survey description.

Subsequently, as the result of a zoning violation hearing (Case No. 76-225-V) before the then Zoning Commissioner, S. Eric DiNenna, an Order was signed on April 21, 1976, finding that violations of the Zoning Regulations had occurred and required that a site plan be submitted and approved in accordance with "present day" regulations and that the property be improved

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BY *John W. Hessian, III*

in accordance with said approved site plan. This Order was appealed to the County Board of Appeals of Baltimore County, which, by its Opinion dated September 23, 1976, opined that the special exception for the 8.4 acres "was utilized even though there was not strict compliance with the restrictions imposed upon the Special Exception. There is no language contained in the Zoning Regulations to imply that the enjoyment of a special exception will be lost by virtue of some abandonment after being utilized." The Board, however, affirmed the Zoning Commissioner's Order. There being no further appeal, the findings of the Board became final.

Having established the foundation upon which the subject property has been utilized since November 1965, the Zoning Regulations, in effect on the date of the Order granting the special exception for a truck terminal, become significant in view of the subsequent legislative changes effectuated in this type of land use. Commensurate therewith, Section 253.5 (1963 Zoning Regulations), Manufacturing, Light (M.L.) Zone, provided for "Truck Terminal" as a special exception and Section 101, Definitions (Amendment) to 1963 Zoning Regulations by Bill No. 61, 1967, provided:

"Truck Terminal: Any building, other structure and/or land devoted primarily to the transfer of merchandise from one truck or truck trailer to another or devoted to the lay-over parking of trucks or truck trailers. A truck terminal may include sleeping quarters for trucking personnel, recreation lounges and eating facilities for such personnel, other facilities to serve personnel or vehicles on the premises for the primary purpose of merchandise transfer or vehicle lay-over, and necessary incidental warehouse space for the storage of transitory freight."

Since the nomenclature, "Truck Terminal", was not subject to definition in the Zoning Regulations until the enactment of Bill No. 61, 1967, after the granting of the special exception, it would, therefore, appear that at the time of the November 1965 Order the extent of the use of said property as a truck terminal was not clearly delineated. In this regard, Webster's New Collegiate Dictionary, Second Edition, 1953, in defining "terminal" in a context applicable to transportation, states:

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"Either end of a carrier line, as a railroad, trucking, or shipping line or airline, with classifying yards, docks and lighterage facilities, management offices, storage sheds, and freight-loading and passenger station."

Considering this definition, it appears that the special exception granted in 1965 did not provide for such use of the property, to wit, 8.4 acres, in the broader context established by the amendment to the Zoning Regulations in 1967 and thereby excludes sleeping quarters, recreation lounges, and eating facilities for trucking personnel.

In this regard, the Zoning Regulations remained in status quo until April 19, 1976, when Bill No. 18-76 took effect and changed the procedure, extent, and conditions of use and established classes of trucking facilities with definitions thereof, to wit, Class I and Class II. A review of the definition of Trucking facility, Class I (Section 101), is defined as being a trucking facility whose primary purpose is to accommodate the transfer of goods or chattels from trucks or truck trailers to other trucks or truck trailers in order to facilitate the transportation of goods and chattels, as distinguished from the definition of Trucking facility, Class II, whose primary purpose is to accommodate the parking or storage of trucks, truck trailers, or truck tractors. In this context, the site plan, as contained in Case No. 76-225-V, prepared and revised by George William Stephens, Jr., on August 27, 1976, and referred to in the Opinion of the Board as Defendant's Exhibit A, refers to the proposed use as being "freight storage yard and truck terminal" and indicates "combination chassis, container, flat bed trailer and van trailer storage area" to be located in the southwest area of the three acres, but nowhere on the site plan do the words "Class I" or "Class II" appear, in spite of the fact that Bill No. 18-76 had been in effect some four months before the last revision of the site plan on August 27, 1976. Irrespective of the absence of a designation as to the class of trucking facility conducted on the subject property, the verbiage contained on the site plan leads one to the irrefutable

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conclusion that the use comes within the purview of a Class II Trucking facility, as defined in Section 101 of the Zoning Regulations. (See also site plan prepared by George William Stephens, Jr. and Associates, Inc., revised October 28, 1976, and approved by required parties.) Having arrived at this conclusion, a discussion of the application of the pertinent sections of the "Trucking Facility" legislation become germane to this Order.

To the extent that the subject site, to wit, three acres, as shown on the above referred to site plans, did not and does not comply in all respects to the applicable sections of the trucking facilities legislation, it exists by reason of the provisions of Section 410A.1B.3., to wit, "...Nonconformance with Subparagraph 410A.3.A.1 shall be allowed to stand if the site of the trucking facility does not abut a street on which access is permitted...or, if it does abut such a street, the County trucking-facilities-development officials determine that the length of the coextensive street line and site boundary is insufficient to permit proper access from that street...". (See site plan revised October 28, 1976, and approved by the County Trucking Facilities Development Officials Committee on October 26, 1976.) In this regard, a question immediately arises as to whether or not the nonconformance is limited to the area to which the site plan is applicable, to wit, three acres, or is applicable to the total 8.4 acres for which the original special exception was granted. This question becomes more significant in the interpretation and application of Sections 410A.1E.1. and 410A.1E.2. to the petitions filed, both of which limit the expansion to "that allowed under Section 104", to wit, "no more than 25% of the ground floor area of buildings so used." To conclude that the nonconformance is limited to the three acres covered by the approved site plan and therefore expansion is limited to 25%, would, in my opinion, reflect upon the legal rights obtained by the property owner when the special exception was granted in 1965 for 8.4 acres and cast doubt upon the effect of the conclusions reached by the Board in Case No. 76-225-V. Therefore, it is my opinion that to expand the site, so as to include the addition of

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BY *John W. Hessian, III*

two acres of land originally a part of the total 8.4 acres granted a special exception, and to expand the office structure would not be in controvention of the intent of Bill No. 18-76 or Section 104. The same rationale is applicable to dwellings within three hundred feet of a trucking facility, since the inability to comply existed for most of the 8.4 acres covered by the special exception from the date of its being granted, as well as from the effective date of Bill No. 18-76.

According to Section 410A.1E., "plans approved under this subsection may be amended only by special exception", thereby establishing the burden of proof upon the Petitioner that the amendments to the site plan will not:

- a. Be detrimental to the health, safety, or general welfare of the locality involved;
- b. Tend to create congestion in roads, streets or alleys therein;
- c. Create a potential hazard from fire, panic or other dangers;
- d. Tend to overcrowd land and cause undue concentration of population;
- e. Interfere with adequate provisions for schools, parks, water, sewerage, transportation or other public requirements, conveniences, or improvements;
- f. Interfere with adequate light and air." (Section 502.1)

and that the expansion would be in the interest of the general welfare of the community (Section 410A.1E.1.).

Testimony developed at the hearing by the Petitioner indicated that the purposes of the site plan amendments were two-fold:

1. To increase the size of the existing office area necessitated by increase in demand for space, and
2. Increase in the acreage devoted to storage amounting to two acres along the southwestern property line necessitated by reason of demand for additional space to be devoted to those uses as provided by a Class II Trucking Facility.

ORDER RECEIVED FOR FILING

DATE *February 6, 1980*

BY *John W. Hessian, III*

Conversely, testimony produced by the Protestants related generally to the methods of operation as not being in compliance with the site plan to the extent that the containers contained on the original three acres were stacked too high, that chassis were being stored on the property and available for lease, that the additional area for storage would increase the traffic in and out of the property onto Old North Point Road, a condition creating the use as being nonconforming, and the effect that the additional use would have on the newly to be constructed police station and on the surrounding community. There were no objections offered to the proposed increase in size of the existing office building.

After having considered all of the facts, testimony, and evidence offered by the Petitioners and the Protestants, it is the opinion of the Zoning Commissioner that the Petitioners have met the requirements established by Section 502.1 of the Baltimore County Zoning Regulations and the amendments to the Zoning Regulations by Bill No. 18-76; and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this *6th* day of February, 1980, that the herein Petition for Special Exception to amend the site plan to allow for an addition to the existing office building, in the manner and to the extent shown on the site plan prepared by George William Stephens, Jr. and Associates, Inc., dated February 9, 1979, and the herein Petition for Special Exception to amend the site plan to allow for the addition of two acres of land to the existing three acres of land presently in use as a Class II Trucking Facility, in the manner and to the extent shown on the aforementioned site plan, should be and the same are GRANTED, from and after the date of this Order, subject, however, to the following conditions and restrictions:

1. Compliance with each and every detail as shown and indicated on the site plan originally approved by the County Trucking Facilities Development Officials Committee on October 26, 1976, except to the extent of the amendment by the special exception granted hereby.

- 6 -

ORDER RECEIVED FOR FILING

DATE *February 6, 1980*

BY *John W. Hessian, III*

2. Compliance with each and every detail as shown and indicated on the amended site plan filed herein, prepared by George William Stephens, Jr. and Associates, Inc., dated February 9, 1979, to the extent that it applies to the original site plan referred to in restriction No. 1 above, by the addition to the existing office building.
3. Compliance with Sections 410A.3A., B., and C. of the Zoning Regulations, except to the existing nonconformance relating to access.
4. No containers shall be stacked within the "setback" areas provided for in the Zoning Regulations for the erection of a structure or building and no containers shall be stacked in excess of two containers in height outside of that area hereinabove referred to as "setback" areas in either the original three acre area or in the two acre additional area.
5. Compliance with the comments of the Maryland Department of Transportation, dated March 23, 1979, as such comments relate to storm water management.
6. Hours of operation during weekdays shall be between 8:00 a.m. and 5:00 p.m.
7. Approval of a site plan by the County Trucking Facilities Development Officials Committee, the Department of Public Works, the State Highway Administration, and the Office of Planning and Zoning.

John W. Hessian, III
Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Lawrence K. Ginsberg, Esquire
6615 Reisterstown Road
Baltimore, Maryland 21215

CC: George W. Stephens, Jr.
& Associates, Inc.
303 Allegheny Avenue
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Ave.
Towson, Maryland 21204

Your Petition has been received and accepted for filing
this 8th day of May, 1979.

Eric DiNenna

S. ERIC DI NENNA
Zoning Commissioner

X-L-Co., Inc.
Petitioner and Granoke Properties
Petitioner's Attorney Ginsberg, Esq.

Reviewed by *Nicholas B. Commodari*
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 26, 1979

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

cc: Nicholas B. Commodari
Chairman

MEMBERS
Bureau of
Engineering
Department of
Traffic Engineering
State Roads Commission
Bureau of
Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial
Development

Lawrence K. Ginsberg, Esquire
6615 Reisterstown Road
Baltimore, Maryland 21215

RE: Item No. 194
Petitioners - X-L-Co., Inc.
and Granoke Properties
Special Exception Petition

Dear Mr. Ginsberg:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

The subjects of this petition represent two parcels of ground, presently under separate ownership. The first parcel, owned by X-L-Co., Inc., is located on the west side of Old North Point Road directly opposite its intersection with Beechwood Road in the 15th Election District. Said parcel is presently improved with the facilities of a trucking facility, which include parking and storage of tractor-trailers and containers, and an existing office building. This existing facility was approved in accordance with the applicable requirements of Bill No. 18-76, which pertains solely to trucking facilities. Because of your clients' proposal to construct an addition to the existing office building, and, thereby, revise the approved plan, the Special Exception for this particular parcel is required. The second parcel, which is immediately adjacent to the X-L property, is owned by Granoke Properties and consists of vacant wooded land. This site, as well as the former parcel, is part of a larger tract of land which was granted a Special Exception as a result of Case No. 66-96-X. Because this particular parcel of ground was not included on the approved plan, this Special Exception to amend said plan by increasing the truck storage area is required.

Item No. 194
Page 2
June 26, 1979

It should be noted that these two parcels of ground, as well as the parcel owned by Louis Grasmick, as shown on the submitted site plan, were the subject of a subsequent zoning violation (Case No. 76-225-V). As a result of this hearing, it was determined by the then Zoning Commissioner, Mr. S. Eric DiNenna, that the previous Special Exception was still valid for the entire property.

In response to the comments of the Office of Current Planning, it should be noted that if this petition is granted, the plan must be approved by the trucking committee and satisfy all applicable requirements of the aforementioned Bill No. 18-76.

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:mr

Enclosures

cc: George W. Stephens, Jr.
& Associates, Inc.
303 Allegheny Avenue
Towson, Maryland 21204

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nicholas B. Commodari
Zoning Advisory Committee
FROM: Sharon Caplan
Industrial Development Commission
SUBJECT: Item No. 194 - Property Owner: X-L Co., Inc. & Granoke Properties
Location: 289' SW Old North Point Rd, 446' SE of
Battle Grove Road
Existing Zoning: M.L.-I.M.
Proposed Zoning: Special Exception to amend the
existing truck terminal site plan
to allow an addition to the existing
office building

In recognition of Baltimore County's desire to foster a healthy economic growth, we request the Zoning Officer to evaluate the above request in the best interest of industrial expansion.

Sharon Caplan
SHARON CAPLAN

SC:pk



THORNTON M. MOURING, P.E.
DIRECTOR

May 8, 1979

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #194 (1978-1979)
Property Owner: X-L Co., Inc. & Granoke Properties
289' S/W Old North Point Rd, 446' S/E of Battle Grove Rd.
Existing Zoning: M.L.-I.M.
Proposed Zoning: Special Exception to amend the
existing truck terminal site plan to allow an addition
to the existing office building.
Acres: 5.00 District: 15th

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Subdivision of property within Baltimore County is subject to Baltimore County Subdivision Regulations.

Highways:

Old North Point Road (Md. 20) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Drainage studies, storm water management drawings and sediment control drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

Item #194 (1978-1979)
Property Owner: X-L Co., Inc. & Granoke Properties
Page 2
May 8, 1979

Storm Drains:

In accordance with the drainage policy, the petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

Storm drains, which will be required in connection with any further development of this property, are to be designed and constructed in accordance with Baltimore County Standards and Specifications.

Open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 100-year design storm. However, a minimum width of 50 feet is required.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

A public 12-inch water main and public 12 and 18-inch sanitary sewerage exist in Old North Point Road.

Very truly yours,

Ellsworth N. Diver
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: J. Wimbley
D. Grise

E-W 6 SW Key Sheets
9 & 10 SE 28 & 29 Pos. Sheets
NE 3 G & H Topo
104 Tax Map



James J. O'Donnell
Secretary
M. S. Caltrider
Administrator

March 23, 1979

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, March 20, 1979
Item: 194
Property Owner: X-L Co., Inc. &
Granoke Properties
Location: 289' SW Old North Point Road
(Rte. 20) 446' SE of Battle
Grove Road.
Existing Zoning: M.L.-I.M.
Proposed Zoning: Special Exception to
amend the existing
truck terminal site
plan to allow an
addition to the
existing office bldg.
Acres: 5.00
District: 15th

Dear Mr. DiNenna:

The existing entrance is acceptable, however, the plan indicates no provision for storm water management. Storm water management should be provided to accommodate a 100 year frequency storm. The plan must indicate the location of the storm water management structure. The plan must be revised prior to a hearing date being assigned.

CL:JEM:dj

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

John E. Meyers
By: John E. Meyers

My telephone number is 383-4320

P.O. Box 717 / 303 West Preston Street, Baltimore, Maryland 21203

June 14, 1979

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #194, Zoning Advisory Committee Meeting, March 20, 1979, are as follows:

Property Owner: X-L Co., Inc. and Granoke Properties
Location: 289' SW Old North Point Road 446' SE of Battle Grove Road
Existing Zoning: M.L.-I.M.
Proposed Zoning: Special Exception to amend the existing truck terminal site plan to allow an addition to the existing office building
Acres: 5.00
District: 15th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

A cross section of the paving and wheel stops should be indicated on the site plan.

The subdivision requirements must be complied with.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development

April 5, 1979

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 194 - ZAC - March 20, 1979
Property Owner: X-L Co., Inc. & Granoke Properties
Location: 289' SW Old North Point Rd. 446' SE of Battle Grove Rd.
Existing Zoning: M.L.-I.M.
Proposed Zoning: Special Exception to amend the existing truck terminal site plan to allow an addition to the existing office building.
Acres: 5.00
District: 15th

Dear Mr. DiNenna:

The proposed special exception to amend the existing truck terminal to allow an addition to the office is not expected to cause any major traffic problems.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Engineer Associate II

MSF/mjm

March 23, 1979

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #194, Zoning Advisory Committee Meeting, March 20, 1979, are as follows:

Property Owner: X-L Co., Inc. & Granoke Properties
Location: 289' SW Old North Point Road 446' SE of Battle Grove Road
Existing Zoning: M.L.-I.M.
Proposed Zoning: Special Exception to amend the existing truck terminal site plan to allow an addition to the existing office building.
Acres: 5.00
District: 15th

The items checked below are applicable:

- X A. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Handicapped and aged and other applicable codes.
- X B. A building permit shall be required before construction can begin.
- C. Additional _____ Permits shall be required.
- D. Building shall be upgraded to new use - requires alteration permit.
- E. Three sets of construction drawings will be required to file an application for a building permit.
- X F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- H. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.
- I. No Comment.
- J. Comment:

Very truly yours,

Charles E. Burnham
Charles E. Burnham
Plans Review Chief

CEH:rrj

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

May 7, 1979

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #194, Zoning Advisory Committee Meeting of March 20, 1979, are as follows:

Property Owner: X-L Co., Inc. & Granoke Properties
Location: 289' SW Old North Point Rd. 446' SE of Battle Grove Rd.
Existing Zoning: M.L.-I.M.
Proposed Zoning: Special Exception to amend the existing truck terminal site plan to allow an addition to the existing office building.
Acres: 5.00
District: 15th

The parking area/s should be surfaced with a dustless, bonding material.

The addition of 2 acres of impervious surface should necessitate storm water management for this site.

No construction work should be done within the 100 year Floodplain.

Very truly yours,

Ian J. Forrest
Ian J. Forrest, Acting Director
BUREAU OF ENVIRONMENTAL SERVICES

IJP/JRP/fth

cc: W. L. Phillips

Paul H. Reincke
CHIEF

March 29, 1979

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: X-L Co., Inc. & Granoke Properties

Location: 289' SW Old North Point Rd. 446' SE of Battle Grove Rd.

Item No. 194 Zoning Agenda Meeting of 3/20/79

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- (x) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 500 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works. Fire hydrant should be located at Old North Point Road and Beach.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

Noted and Approved: *Robert M. McGowan*
Planning Bureau
Special Inspection Division

LAW OFFICES
CARDIN and WEINSTEIN, P. A.
6615 REISTERSTOWN ROAD SUITE 301
BALTIMORE, MARYLAND 21215 (301) 358-7411

TOWSON, MD OFFICE
40 W. CHESTER AVE.
SUITE 500
TOWSON, MD 21204
(301) 337-7603

WASHINGTON, D.C. OFFICE
1025 CONNECTICUT AVE., N.W.
SUITE 911
WASHINGTON, D.C. 20036
(202) 466-8010

August 27, 1980

Ms. Muriel E. Buddemeier
Baltimore County Board of Appeals
Room 219 Court House
Towson, Maryland 21204

Re: X-L Company, Inc. and Granoke Properties, Zoning Case #80-9-X

Dear Ms. Buddemeier:

I would appreciate if you would set the above captioned case in for Hearing as quickly as possible. Since the parties have worked out an agreement, it should be a short Hearing with brief testimony, at which time an agreed Order would be submitted to the Board.

Thanking you for your immediate attention and any help you could give us in obtaining a prompt Hearing to conclude this matter would be greatly appreciated.

Very truly yours,

Lawrence K. Ginsberg
Lawrence K. Ginsberg

LKG/er

cc: Peter Max Zimmerman
Deputy People's Counsel

JEROME S. CARDIN
WILLIAM I. WEINSTEIN
LAWRENCE K. GINSBERG
HOWARD C. WEINSTEIN
DAVID R. KUNTZ
ZAROLD F. SCHWARTZ
JACOB L. KAHN
J. COHEN
THOMAS G. CLARK

494-3180

County Board of Appeals

Room 219, Court House
Towson, Maryland 21204

Sept. 3, 1980

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #108

CASE NO. 80-9-X

X-L COMPANY, INC. and GRANOKE PROPERTIES

SE-Amendment to existing truck terminal site plan to allow expansion of site area and also to allow addition to existing office building

SW/S Old North Point Road, opposite
Beachwood and Fischer Roads

15th District

2/6/80 - Z.C. GRANTED PETITIONS, subject to restrictions

ASSIGNED FOR:

THURSDAY, OCTOBER 23, 1980 at 10 a.m.

cc: Lawrence K. Ginsberg, Esq. Counsel for Petitioners
X-L Company, Inc. Petitioner
Granoke Properties "
Mrs. Marjorie Hill, President Protestants
Wells McComas Citizens Improvement Assn., Inc.
John W. Hessian, III, Esq. People's Counsel
Mr. J. E. Dyer
Mr. W. E. Hammond
Mr. J. Hoswell

Edith I. Eichenhart, Adm. Secretary

4/28/80 - Notified the following of scheduled hearing for WED., JUNE 11, '80 at 10 a.m.:

Lawrence K. Ginsberg, Esq. Atty. for petitioners
X-L Co. Petitioner
Granoke Properties "
Marjorie Hill Protestants
J. W. Hessian
J. E. Dyer
W. Hammond
Jas. Hoswell

9/3/80 - Above notified of scheduled hearing for THURSDAY, OCTOBER 23, 1980 at 10 a.m.

10/23/80 - Per J.V. Murphy - Mr. Zimmerman and Mr. Ginsberg to submit

a Joint Memo within one week.